

SAUL CENTERS INC
Form 10-Q
November 02, 2015
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United States
Securities and Exchange Commission
Washington, D.C. 20549
FORM 10-Q

Quarterly Report Pursuant to Section 13 or 15(d) of the
Securities Exchange Act of 1934
For The Quarterly Period Ended September 30, 2015
Commission File Number 1-12254

SAUL CENTERS, INC.
(Exact name of registrant as specified in its charter)

Maryland	52-1833074
(State or other jurisdiction of incorporation or organization)	(I.R.S. Employer Identification No.)
7501 Wisconsin Avenue, Bethesda, Maryland 20814	
(Address of principal executive office) (Zip Code)	
Registrant's telephone number, including area code (301) 986-6200	

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15 (d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirement for the past 90 days. YES

x NO o

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T (§ 232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files).

YES x NO o

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer or a smaller reporting company. See definition of "accelerated filer," "large accelerated filer" and "smaller reporting company" in Rule 12b-2 of the Exchange Act. (Check one):

Large accelerated filer	☐	Accelerated filer	☒
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Non-accelerated filer	☐	Smaller reporting company	☐
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Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act).

YES o NO x

Number of shares of common stock, par value \$0.01 per share outstanding as of October 30, 2015: 21.2 million.

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PART I. FINANCIAL INFORMATION

Item 1. Financial Statements

Basis of Presentation

The accompanying consolidated financial statements have been prepared in accordance with accounting principles generally accepted in the United States (“GAAP”) for interim financial information and with the instructions to Form 10-Q and Article 10 of Regulation S-X. In the opinion of management, all adjustments necessary for the fair presentation of the financial position and results of operations of Saul Centers, Inc. for the interim periods have been included. All such adjustments are of a normal recurring nature. These consolidated financial statements and the accompanying notes should be read in conjunction with the audited consolidated financial statements of Saul Centers, Inc. for the year ended December 31, 2014, which are included in its Annual Report on Form 10-K. The results of operations for interim periods are not necessarily indicative of results to be expected for the year.

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Saul Centers, Inc.

CONSOLIDATED BALANCE SHEETS

(Dollars in thousands, except per share amounts)	September 30, 2015 (Unaudited)	December 31, 2014
Assets		
Real estate investments		
Land	\$424,837	\$420,622
Buildings and equipment	1,110,255	1,109,276
Construction in progress	69,175	30,261
	1,604,267	1,560,159
Accumulated depreciation	(416,531)	(396,617)
	1,187,736	1,163,542
Cash and cash equivalents	8,922	12,128
Accounts receivable and accrued income, net	50,843	46,784
Deferred leasing costs, net	26,891	26,928
Prepaid expenses, net	8,115	4,093
Deferred debt costs, net	9,091	9,874
Other assets	5,352	3,638
Total assets	\$1,296,950	\$1,266,987
Liabilities		
Notes payable	\$807,990	\$808,997
Revolving credit facility payable	30,000	43,000
Construction loan payable	31,413	5,391
Dividends and distributions payable	15,329	14,352
Accounts payable, accrued expenses and other liabilities	31,701	23,537
Deferred income	32,520	32,453
Total liabilities	948,953	927,730
Stockholders' equity		
Preferred stock, 1,000,000 shares authorized:		
Series C Cumulative Redeemable, 72,000 shares issued and outstanding	180,000	180,000
Common stock, \$0.01 par value, 40,000,000 shares authorized, 21,177,762 and 20,947,141 shares issued and outstanding, respectively	212	209
Additional paid-in capital	300,230	287,995
Accumulated deficit	(179,102)	(173,774)
Accumulated other comprehensive loss	(2,272)	(1,894)
Total Saul Centers, Inc. stockholders' equity	299,068	292,536
Noncontrolling interest	48,929	46,721
Total stockholders' equity	347,997	339,257
Total liabilities and stockholders' equity	\$1,296,950	\$1,266,987
The Notes to Financial Statements are an integral part of these statements.		

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Saul Centers, Inc.

CONSOLIDATED STATEMENTS OF OPERATIONS

(Unaudited)

(Dollars in thousands, except per share amounts)	Three Months Ended September 30,		Nine Months Ended September 30,		
	2015	2014	2015	2014	
Revenue					
Base rent	\$42,431	\$41,452	\$125,786	\$123,053	
Expense recoveries	8,181	7,734	24,710	24,348	
Percentage rent	157	187	1,153	1,092	
Other	1,607	1,222	4,526	7,335	
Total revenue	52,376	50,595	156,175	155,828	
Operating expenses					
Property operating expenses	6,308	6,316	20,120	20,039	
Provision for credit losses	621	170	1,281	480	
Real estate taxes	5,933	5,594	17,710	16,631	
Interest expense and amortization of deferred debt costs	11,229	11,584	33,988	34,537	
Depreciation and amortization of deferred leasing costs	11,131	10,256	32,382	30,745	
General and administrative	3,802	3,837	11,712	12,540	
Acquisition related costs	57	359	78	738	
Predevelopment expenses	57	—	57	503	
Total operating expenses	39,138	38,116	117,328	116,213	
Operating income	13,238	12,479	38,847	39,615	
Change in fair value of derivatives	(6	) 1	(12	) (6	)
Gain on sale of property	—	—	11	6,069	
Net Income	13,232	12,480	38,846	45,678	
Noncontrolling interests					
Income attributable to noncontrolling interests	(2,617	) (2,374	) (7,628	) (9,231	)
Net income attributable to Saul Centers, Inc.	10,615	10,106	31,218	36,447	
Preferred stock dividends	(3,093	) (3,206	) (9,281	) (9,619	)
Net income attributable to common stockholders	\$7,522	\$6,900	\$21,937	\$26,828	
Per share net income attributable to common stockholders					
Basic and diluted	\$0.36	\$0.33	\$1.04	\$1.29	
Dividends declared per common share outstanding	\$0.43	\$0.40	\$1.29	\$1.20	

The Notes to Financial Statements are an integral part of these statements.

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Saul Centers, Inc.

CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

(Unaudited)

	Three Months Ended September 30,		Nine Months Ended September 30,	
(Dollars in thousands)	2015	2014	2015	2014
Net income	\$13,232	\$12,480	\$38,846	\$45,678
Other comprehensive income				
Change in unrealized loss on cash flow hedge	(561	) 374	(510	) (273
Total comprehensive income	12,671	12,854	38,336	45,405
Comprehensive income attributable to noncontrolling interests	(2,471	) (2,470	) (7,496	) (9,161
Total comprehensive income attributable to Saul Centers, Inc.	10,200	10,384	30,840	36,244
Preferred stock dividends	(3,093	) (3,206	) (9,281	) (9,619
Total comprehensive income attributable to common stockholders	\$7,107	\$7,178	\$21,559	\$26,625

The Notes to Financial Statements are an integral part of these statements.

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Saul Centers, Inc.

CONSOLIDATED STATEMENT OF STOCKHOLDERS' EQUITY

(Unaudited)

(Dollars in thousands, except per share amounts)	Preferred Stock	Common Stock	Additional Paid-in Capital	Accumulated Deficit	Accumulated Other Comprehensive (Loss)	Total Saul Centers, Inc.	Noncontrolling Interest	Total
Balance, December 31, 2014	\$ 180,000	\$ 209	\$ 287,995	\$ (173,774)	\$ (1,894)	\$ 292,536	\$ 46,721	\$ 339,257
Issuance of 230,621 shares of common stock:								
153,897 shares pursuant to dividend reinvestment plan	—	2	8,011	—	—	8,013	—	8,013
76,724 shares due to exercise of employee stock options and issuance of directors' deferred stock	—	1	4,224	—	—	4,225	—	4,225
Issuance of 78,101 partnership units pursuant to dividend reinvestment plan	—	—	—	—	—	—	4,060	4,060
Net income	—	—	—	31,218	—	31,218	7,628	38,846
Change in unrealized loss on cash flow hedge	—	—	—	—	(378)	(378)	(132)	(510)
Series C preferred stock distributions	—	—	—	(6,188)	—	(6,188)	—	(6,188)
Common stock distributions	—	—	—	(18,159)	—	(18,159)	(6,219)	(24,378)
Distributions payable on Series C preferred stock (\$42.97/share)	—	—	—	(3,093)	—	(3,093)	—	(3,093)
Distributions payable common stock (\$0.43/share) and distributions payable partnership units (\$0.43/unit)	—	—	—	(9,106)	—	(9,106)	(3,129)	(12,235)
Balance, September 30, 2015	\$ 180,000	\$ 212	\$ 300,230	\$ (179,102)	\$ (2,272)	\$ 299,068	\$ 48,929	\$ 347,997

The Notes to Financial Statements are an integral part of these statements.

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Saul Centers, Inc.

CONSOLIDATED STATEMENTS OF CASH FLOWS

(Unaudited)

	Nine months ended September 30,	
(Dollars in thousands)	2015	2014
Cash flows from operating activities:		
Net income	\$38,846	\$45,678
Adjustments to reconcile net income to net cash provided by operating activities:		
Change in fair value of derivatives	12	6
Gain on sale of property	(11	) (6,069
Depreciation and amortization of deferred leasing costs	32,382	30,745
Amortization of deferred debt costs	1,094	969
Non cash compensation costs of stock grants and options	1,136	977
Provision for credit losses	1,281	480
Increase in accounts receivable and accrued income	(5,340	) (3,282
Additions to deferred leasing costs	(4,125	) (2,830
Increase in prepaid expenses	(4,022	) (2,825
(Increase) decrease in other assets	1,590	(355
Increase in accounts payable, accrued expenses and other liabilities	1,816	4,172
Increase (decrease) in deferred income	67	(1,537
Net cash provided by operating activities	64,726	66,129
Cash flows from investing activities:		
Acquisitions of real estate investments (1)	(4,894	) (48,545
Additions to real estate investments	(13,271	) (11,174
Additions to development and redevelopment projects	(31,748	) (10,193
Proceeds from sale of property	32	6,679
Net cash used in investing activities	(49,881	) (63,233
Cash flows from financing activities:		
Proceeds from notes payable (1)	46,000	—
Repayments on notes payable	(47,007	) (16,462
Proceeds from revolving credit facility	15,000	41,000
Repayments on revolving credit facility	(28,000	) (11,000
Proceeds from construction loan	26,022	1,859
Additions to deferred debt costs	(311	) (1,286
Proceeds from the issuance of:		
Common stock	11,102	12,054
Partnership units	4,060	8,877
Distributions to:		
Series A preferred stockholders	—	(2,400
Series C preferred stockholders	(9,281	) (7,219
Common stockholders	(26,538	) (23,997
Noncontrolling interests	(9,098	) (8,597
Net cash used in financing activities	(18,051	) (7,171
Net decrease in cash and cash equivalents	(3,206	) (4,275
Cash and cash equivalents, beginning of period	12,128	17,297
Cash and cash equivalents, end of period	\$8,922	\$13,022
Supplemental discussion of non-cash investing and financing activities:		

(1) The 2014 acquisition of real estate and proceeds from notes payable each exclude \$11,000 in connection with the

sale and leaseback of the Company's Olney property.

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Notes to Consolidated Financial Statements (Unaudited)

1. Organization, Formation and Structure

Saul Centers, Inc. (“Saul Centers”) was incorporated under the Maryland General Corporation Law on June 10, 1993, and operates as a real estate investment trust (a “REIT”) under the Internal Revenue Code of 1986, as amended (the “Code”). The Company is required to annually distribute at least 90% of its REIT taxable income (excluding net capital gains) to its stockholders and meet certain organizational and other requirements. Saul Centers has made and intends to continue to make regular quarterly distributions to its stockholders. Saul Centers, together with its wholly-owned subsidiaries and the limited partnerships of which Saul Centers or one of its subsidiaries is the sole general partner, are referred to collectively as the “Company.” B. Francis Saul II serves as Chairman of the Board of Directors and Chief Executive Officer of Saul Centers.

Saul Centers was formed to continue and expand the shopping center business previously owned and conducted by the B. F. Saul Real Estate Investment Trust, the B. F. Saul Company and certain other affiliated entities, each of which is controlled by B. Francis Saul II and his family members (collectively, the “Saul Organization”). On August 26, 1993, members of the Saul Organization transferred to Saul Holdings Limited Partnership, a newly formed Maryland limited partnership (the “Operating Partnership”), and two newly formed subsidiary limited partnerships (the “Subsidiary Partnerships,” and, collectively with the Operating Partnership, the “Partnerships”), shopping center and mixed-use properties and the management functions related to the transferred properties. Since its formation, the Company has developed and purchased additional properties.

The following table lists the properties acquired, in development and disposed since December 31, 2013.

Name of Property	Location	Type	Year of Acquisition/ Development/Disposition
Acquisitions			
1580 Rockville Pike	Rockville, MD	Shopping Center	2014
1582 Rockville Pike	Rockville, MD	Shopping Center	2014
750 N. Glebe Road	Arlington, VA	Shopping Center	2014
730 N. Glebe Road	Arlington, VA	Shopping Center	2014
726 N. Glebe Road	Arlington, VA	Shopping Center	2015
1584 Rockville Pike	Rockville, MD	Shopping Center	2014
Developments			
Park Van Ness	Washington, DC	Mixed-Use	2013-2015
Dispositions			
Giant	Baltimore, MD	Shopping Center	2014

As of September 30, 2015, the Company’s properties (the “Current Portfolio Properties”) consisted of 50 operating shopping center properties (the “Shopping Centers”), six mixed-use properties which are comprised of office, retail and multi-family residential uses, one of which is held for sale, (the “Mixed-Use Properties”) and three (non-operating) development properties.

2. Summary of Significant Accounting Policies

Nature of Operations

The Company, which conducts all of its activities through its subsidiaries, the Operating Partnership and Subsidiary Partnerships, engages in the ownership, operation, management, leasing, acquisition, renovation, expansion, development and financing of community and neighborhood shopping centers and mixed-use properties, primarily in the Washington, DC/Baltimore metropolitan area.

Because the properties are located primarily in the Washington, DC/Baltimore metropolitan area, the Company is subject to a concentration of credit risk related to these properties. A majority of the Shopping Centers are anchored by one or more major tenants. As of September 30, 2015, 31 of the Shopping Centers were anchored by a grocery

store and offer primarily day-to-day necessities and services. Two tenants individually accounted for 2.5% or more of the Company's total revenue for the nine months ended September 30, 2015. Giant Food, a tenant at nine Shopping Centers, and Safeway, a tenant at eight Shopping Centers, individually accounted for 4.5% and 2.5%, respectively, of the Company's total revenue for the nine months ended September 30, 2015.

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Notes to Consolidated Financial Statements (Unaudited)

Principles of Consolidation

The accompanying consolidated financial statements of the Company include the accounts of Saul Centers and its subsidiaries, including the Operating Partnership and Subsidiary Partnerships, which are majority owned by Saul Centers. All significant intercompany balances and transactions have been eliminated in consolidation.

Basis of Presentation

The accompanying consolidated financial statements have been prepared in accordance with accounting principles generally accepted in the United States ("GAAP") for interim financial information and with the instructions to Form 10-Q and Article 10 of Regulation S-X. In the opinion of management, all adjustments necessary for the fair presentation of the financial position and results of operations of Saul Centers, Inc. for the interim periods have been included. All such adjustments are of a normal recurring nature. These consolidated financial statements and the accompanying notes should be read in conjunction with the audited consolidated financial statements of Saul Centers, Inc. for the year ended December 31, 2014, which are included in its Annual Report on Form 10-K. The results of operations for interim periods are not necessarily indicative of results to be expected for the year.

Use of Estimates

The preparation of financial statements in conformity with GAAP requires management to make certain estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

Accounts Receivable, Accrued Income and Allowance for Doubtful Accounts

Accounts receivable primarily represent amounts currently due from tenants in accordance with the terms of the respective leases. Receivables are reviewed monthly and reserves are established with a charge to current period operations when, in the opinion of management, collection of the receivable is doubtful. Accounts receivable in the accompanying financial statements are shown net of an allowance for doubtful accounts of approximately \$1.6 million and \$0.7 million at September 30, 2015 and December 31, 2014, respectively.

In addition to rents due currently, accounts receivable includes approximately \$40.6 million and \$38.7 million, at September 30, 2015 and December 31, 2014, respectively, net of allowance for doubtful accounts totaling \$0.5 million and \$0.3 million, respectively, representing minimum rental income accrued on a straight-line basis to be paid by tenants over the remaining term of their respective leases.

Assets Held for Sale

The Company considers properties to be assets held for sale when all of the following criteria are met:

- management commits to a plan to sell a property;
- it is unlikely that the disposal plan will be significantly modified or discontinued;
- the property is available for immediate sale in its present condition;

• actions required to complete the sale of the property have been initiated;

• sale of the property is probable and the Company expects the completed sale will occur within one year; and

• the property is actively being marketed for sale at a price that is reasonable given its current market value.

The Company must make a determination as to the point in time that it is probable that a sale will be consummated, which generally occurs when an executed sales contract has no contingencies and the prospective buyer has significant funds at risk to ensure performance. Upon designation as an asset held for sale, the Company records the carrying value of each property at the lower of its carrying value or its estimated fair value, less estimated costs to sell, and ceases depreciation. As of September 30, 2015, the Company has classified as held-for-sale one operating property, comprising 197,127 square feet of gross leasable area. The book value of this property, which is included in Other Assets, was \$3.3 million, net of accumulated depreciation of \$7.0 million, which does not exceed its estimated fair value, less costs to sell, and liabilities were \$0.4 million. Fair value was determined based on a third party appraisal.

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Notes to Consolidated Financial Statements (Unaudited)

Cash and Cash Equivalents

Cash and cash equivalents include short-term investments. Short-term investments include money market accounts and other investments which generally mature within three months, measured from the acquisition date, and/or are readily convertible to cash.

Construction In Progress

Construction in progress includes land, preconstruction and development costs of active projects. Preconstruction costs include legal, zoning and permitting costs and other project carrying costs incurred prior to the commencement of construction. Development costs include direct construction costs and indirect costs incurred subsequent to the start of construction such as architectural, engineering, construction management and carrying costs consisting of interest, real estate taxes and insurance. Construction in progress as of September 30, 2015 and December 31, 2014, is composed of the following:

(in thousands)	September 30, 2015	December 31, 2014
Park Van Ness	\$63,495	\$26,998
Other	5,680	3,263
Total	\$69,175	\$30,261

Deferred Debt Costs

Deferred debt costs consist of fees and costs incurred to obtain long-term financing, construction financing and the revolving line of credit. These fees and costs are being amortized on a straight-line basis over the terms of the respective loans or agreements, which approximates the effective interest method. Deferred debt costs totaled \$9.1 million and \$9.9 million, net of accumulated amortization of \$6.6 million and \$5.9 million, at September 30, 2015 and December 31, 2014, respectively.

Deferred Income

Deferred income consists of payments received from tenants prior to the time they are earned and recognized by the Company as revenue, including tenant prepayment of rent for future periods, real estate taxes when the taxing jurisdiction has a fiscal year differing from the calendar year, reimbursements specified in the lease agreement and tenant construction work provided by the Company. In addition, deferred income includes the fair value of certain below market leases.

Deferred Leasing Costs

Deferred leasing costs consist of commissions paid to third-party leasing agents, internal direct costs such as employee compensation and payroll-related fringe benefits directly related to time spent performing leasing-related activities for successful commercial leases and amounts attributed to in-place leases associated with acquired properties. Leasing related activities include evaluating the prospective tenant's financial condition, evaluating and recording guarantees, collateral and other security arrangements, negotiating lease terms, preparing lease documents and closing the transaction. Unamortized deferred costs are charged to expense if the applicable lease is terminated prior to expiration of the initial lease term. Deferred leasing costs are amortized over the term of the lease or remaining term of acquired leases. Collectively, deferred leasing costs totaled \$26.9 million and \$26.9 million, net of accumulated amortization of \$25.4 million and \$21.6 million, as of September 30, 2015 and December 31, 2014, respectively. Amortization expense, included in depreciation and amortization of deferred leasing costs in the consolidated statements of operations, totaled \$4.2 million and \$3.9 million for the nine months ended September 30, 2015 and 2014, respectively.

Derivative Financial Instruments

The Company may, when appropriate, employ derivative instruments, such as interest-rate swaps, to mitigate the risk of interest rate fluctuations. The Company does not enter into derivative or other financial instruments for trading or speculative purposes. Derivative financial instruments are carried at fair value as either assets or liabilities on the consolidated balance sheets. For those derivative instruments that qualify and are designated as hedging instruments,

the Company designates the hedging instrument, based upon the exposure being hedged, as a fair value hedge or a cash flow hedge. For those derivative instruments that qualify and are designated as hedging instruments, the effective portion of the gain or loss on the hedge instruments is reported as a component of accumulated other comprehensive income (loss) and recognized in earnings within the same line item associated with the forecasted transaction in the same period or periods during which the hedged transaction affects earnings. Any ineffective portion of the change in fair value of a derivative instrument is immediately recognized in

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Notes to Consolidated Financial Statements (Unaudited)

earnings. For derivative instruments that do not qualify, or that qualify and are not designated, as hedging instruments, changes in fair value are immediately recognized in earnings.

Derivative financial instruments expose us to credit risk in the event of non-performance by the counterparties under the terms of the derivative instrument. The Company minimizes its credit risk on these transactions by dealing with major, creditworthy financial institutions as determined by management, and therefore, it believes that the likelihood of realizing losses from counterparty non-performance is remote.

Income Taxes

The Company made an election to be treated, and intends to continue operating so as to qualify, as a REIT under the Code, commencing with its taxable year ended December 31, 1993. A REIT generally will not be subject to federal income taxation, provided that distributions to its stockholders equal or exceed its REIT taxable income and it complies with certain other requirements. Therefore, no provision has been made for federal income taxes in the accompanying consolidated financial statements.

Legal Contingencies

The Company is subject to various legal proceedings and claims that arise in the ordinary course of business, which are generally covered by insurance. While the resolution of these matters cannot be predicted with certainty, the Company believes the final outcome of such matters will not have a material adverse effect on its financial position or results of operations. Upon determination that a loss is probable to occur and can be reasonably estimated, the estimated amount of the loss is recorded in the financial statements. Both the amount of the loss and the point at which its occurrence is considered probable can be difficult to determine.

Postemployment Benefits

From time to time, the Company may enter into an arrangement with an employee at the time of the employee's separation from service whereby the employee will receive certain payments in exchange for certain releases, covenants not to compete, or other promises. If no future services are required in order for the employee to receive the payments, the Company estimates the amount of payments to be made over the life of the arrangement and records that amount as an expense as of the date of the arrangement with a corresponding liability representing the amount to be paid in the future.

Predevelopment Expenses

Predevelopment expenses represent certain costs incurred by the Company in connection with active development and redevelopment projects and include, for example, costs related to the early termination of tenant leases and demolition of existing structures.

Real Estate Investment Properties

The Company purchases real estate investment properties from time to time and records assets acquired and liabilities assumed, including land, buildings, and intangibles related to in-place leases and customer relationships, based on their fair values. The fair value of buildings generally is determined as if the buildings were vacant upon acquisition and subsequently leased at market rental rates and considers the present value of all cash flows expected to be generated by the property including an initial lease up period. From time to time the Company may purchase a property for future development purposes. The Company determines the fair value of above and below market intangibles associated with in-place leases by assessing the net effective rent and remaining term of the lease relative to market terms for similar leases at acquisition taking into consideration the remaining contractual lease period, renewal periods, and the likelihood of the tenant exercising its renewal options. The fair value of below market lease intangibles is recorded as deferred income and accreted as additional revenue over the remaining contractual lease period and any renewal option periods included in the valuation analysis. The fair value of above market lease intangibles is recorded as a deferred asset and amortized as a reduction of revenue over the remaining contractual lease term. The Company determines the fair value of at-market in-place leases considering the cost of acquiring similar leases, the foregone rents associated with the lease-up period and carrying costs associated with the lease-up

period. Intangible assets associated with at-market in-place leases are amortized as additional expense over the remaining contractual lease term. To the extent customer relationship intangibles are present in an acquisition, the fair values of the intangibles are amortized over the lives of the customer relationships. The Company has never recorded a customer relationship intangible asset. Acquisition-related transaction costs are generally charged to expense as incurred and reported as acquisition related costs in the consolidated statements of operations.

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Notes to Consolidated Financial Statements (Unaudited)

If there is an event or change in circumstance that indicates a potential impairment in the value of a real estate investment property, the Company prepares an analysis to determine whether the carrying value of the real estate investment property exceeds its estimated fair value. The Company considers both quantitative and qualitative factors including recurring operating losses, significant decreases in occupancy, and significant adverse changes in legal factors and business climate. If impairment indicators are present, the Company compares the projected cash flows of the property over its remaining useful life, on an undiscounted basis, to the carrying value of that property. The Company assesses its undiscounted projected cash flows based upon estimated capitalization rates, historic operating results and market conditions that may affect the property. If the carrying value is greater than the undiscounted projected cash flows, the Company would recognize an impairment loss equivalent to an amount required to adjust the carrying amount to its then estimated fair value. The value of any property is sensitive to the actual results of any of the aforementioned estimated factors, either individually or taken as a whole. Should the actual results differ from management's projections, the valuation could be negatively or positively affected. The Company did not recognize an impairment loss on any of its real estate during the nine months ended September 30, 2015 and 2014.

Interest, real estate taxes, development-related salary costs and other carrying costs are capitalized on projects under development and construction. Upon substantial completion of construction and the placement of the assets into service, rental income, real estate tax expense, property operating expenses (consisting of payroll, repairs and maintenance, utilities, insurance and other property related expenses) and depreciation are included in current operations and capitalization of interest ceases. Property operating expenses are charged to operations as incurred. Interest capitalized totaled \$1.4 million and \$0.4 million for the nine months ended September 30, 2015 and 2014, respectively. Commercial development projects are considered substantially complete and available for occupancy upon completion of tenant improvements, but no later than one year from the cessation of major construction activity. Multi-family residential development projects are considered substantially complete and available for occupancy upon receipt of the certificate of occupancy from the appropriate licensing authority. Substantially completed portions of a project are accounted for as separate projects.

Depreciation is calculated using the straight-line method and estimated useful lives of generally between 35 and 50 years for base buildings, or a shorter period if management determines that the building has a shorter useful life, and up to 20 years for certain other improvements that extend the useful lives. Leasehold improvement expenditures are capitalized when certain criteria are met, including when the Company supervises construction and will own the improvements. Tenant improvements are amortized, over the shorter of the lives of the related leases or the useful life of the improvements, using the straight-line method. Depreciation expense in the Consolidated Statements of Operations totaled \$28.2 million and \$26.8 million for the nine months ended September 30, 2015 and 2014, respectively. Repairs and maintenance expense totaled \$9.0 million and \$9.2 million for the nine months ended September 30, 2015 and 2014, respectively, and is included in property operating expenses in the Consolidated Statements of Operations.

Revenue Recognition

Rental and interest income are accrued as earned except when doubt exists as to collectability, in which case the accrual is discontinued. Recognition of rental income commences when control of the space has been given to the tenant. When rental payments due under leases vary from a straight-line basis because of free rent periods or scheduled rent increases, income is recognized on a straight-line basis. Expense recoveries represent a portion of property operating expenses billed to tenants, including common area maintenance, real estate taxes and other recoverable costs, and are recognized in the period in which the expenses are incurred. Rental income based on a tenant's revenue ("percentage rent") is accrued when a tenant reports sales that exceed a breakpoint specified in the lease agreement.

Stock-based Employee Compensation, Stock Plan and Deferred Compensation Plan for Directors

The Company uses the fair value method to value and account for employee stock options. The fair value of options granted is determined at the time of each award using the Black-Scholes model, a widely used method for valuing

stock-based employee compensation, and the following assumptions: (1) Expected Volatility determined using the most recent trading history of the Company's common stock (month-end closing prices) corresponding to the average expected term of the options; (2) Average Expected Term of the options is based on prior exercise history, scheduled vesting and the expiration date; (3) Expected Dividend Yield determined by management after considering the Company's current and historic dividend yield rates, the Company's yield in relation to other retail REITs and the Company's market yield at the grant date; and (4) a Risk-free Interest Rate based upon the market yields of US Treasury obligations with maturities corresponding to the average expected term of the options at the grant date. The Company amortizes the value of options granted ratably over the vesting period and includes the amounts as compensation in general and administrative expenses.

The Company has a stock plan, which was originally approved in 2004, amended in 2008 and 2013 and which expires in 2023, for the purpose of attracting and retaining executive officers, directors and other key personnel (the "Stock Plan").

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Pursuant to the Stock Plan, the Compensation Committee established a Deferred Compensation Plan for Directors for the benefit of its directors and their beneficiaries, which replaced a previous Deferred Compensation and Stock Plan for Directors. A director may make an annual election to defer all or part of his or her director's fees and has the option to have the fees paid in cash, in shares of common stock or in a combination of cash and shares of common stock upon separation from the Board. If the director elects to have fees paid in stock, fees earned during a calendar quarter are aggregated and divided by the closing market price of the Company's common stock on the first trading day of the following quarter to determine the number of shares to be credited to the director. As of September 30, 2015, the director's deferred fee accounts comprise 239,558 shares.

The Compensation Committee has also approved an annual award of shares of the Company's common stock as additional compensation to each director serving on the Board of Directors as of the record date for the Annual Meeting of Stockholders. The shares are awarded as of each Annual Meeting of Stockholders, and their issuance may not be deferred.

Noncontrolling Interests

Saul Centers is the sole general partner of the Operating Partnership, owning a 74.2% common interest as of September 30, 2015. Noncontrolling interests in the Operating Partnership is comprised of limited partnership units owned by the Saul Organization. Noncontrolling interests reflected on the accompanying consolidated balance sheets is increased for earnings allocated to limited partnership interests and distributions reinvested in additional units, and is decreased for limited partner distributions. Noncontrolling interests reflected on the consolidated statements of operations represents earnings allocated to limited partnership interests.

Per Share Data

Per share data for net income (basic and diluted) is computed using weighted average shares of common stock. Convertible limited partnership units and employee stock options are the Company's potentially dilutive securities. For all periods presented, the convertible limited partnership units are non-dilutive. The following table sets forth, for the indicated periods, weighted averages of the number of common shares outstanding, basic and dilutive, the effect of dilutive options and the number of options which are not dilutive because the average price of the Company's common stock was less than the exercise prices. The treasury stock method was used to measure the effect of the dilution.

	As of or For The Three Months Ended September 30,		As of or For The Nine Months Ended September 30,	
(In thousands)	2015	2014	2015	2014
Weighted average common shares outstanding-Basic	21,158	20,839	21,091	20,726
Effect of dilutive options	33	39	66	35
Weighted average common shares outstanding-Diluted	21,191	20,878	21,157	20,761
Non-dilutive options	298	113	124	113
Years non-dilutive options were issued	2007 and 2015	2007 and 2008	2007 and 2015	2007 and 2008

Recently Issued Accounting Standards

In May 2014, the FASB issued ASU No. 2014-09, "Revenue from Contracts with Customers" ("ASU 2014-09"). ASU 2014-09 will replace most existing revenue recognition guidance and will require an entity to recognize the amount of revenue to which it expects to be entitled for the transfer of promised goods or services to customers. ASU 2014-09 is effective for annual periods beginning after December 15, 2017, and interim periods within those years. Early adoption is permitted but not before annual periods beginning after December 15, 2016. ASU 2014-09 must be applied retrospectively by either restating prior periods or by recognizing the cumulative effect as of the first date of application. We have not yet selected a transition method and are evaluating the impact that ASU 2014-09 will have

on our consolidated financial statements and related disclosures.

In April 2015, the FASB issued ASU No. 2015-03, "Interest - Imputation of Interest" ("ASU 2015-03"). ASU 2015-03 simplifies the presentation of debt issuance costs and will require an entity to deduct transaction costs from the carrying value of the related financial liability and not record those transaction costs as a separate asset. Recognition and measurement guidance for debt issuance costs are not affected by ASU 2015-03. ASU 2015-03 is effective for annual periods beginning after December 15, 2015, and interim periods within those years, and must be applied retrospectively by adjusting the balance sheet

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of each individual period presented. Adoption of ASU 2015-03 is not expected to have a material effect on our consolidated financial statements and related disclosures.

Reclassifications

Certain reclassifications have been made to the prior year financial statements to conform to the presentation used for the nine months ended September 30, 2015.

3. Real Estate Acquired and Sold

1580, 1582 and 1584 Rockville Pike

In January 2014, the Company purchased for \$8.0 million 1580 Rockville Pike and incurred acquisition costs of \$0.2 million. In April 2014, the Company purchased for \$11.0 million 1582 Rockville Pike and incurred acquisition costs of \$0.2 million. In December 2014, the company purchased for \$6.2 million 1584 Rockville Pike and incurred acquisition costs of \$0.2 million. These retail properties are contiguous with each other and the Company's asset at 1500 Rockville Pike and are located in Rockville, Maryland.

Olney Center

In April 2014, in conjunction with the purchase of 1582 Rockville Pike in Rockville, Maryland, the Company concurrently sold to the seller, for \$11.0 million, the 53,765 square foot Olney Center located in Olney, Maryland. Simultaneously with the sale of the Olney Center, the Company entered into a lease of the property with the buyer and continues to operate, lease and manage the property. The lease term is 20 years and the Company has the option to purchase the property for \$14.6 million at the end of the lease term. The purchaser has the right to sell the property to the Company at any time from and after April 2016 at a price equal to \$11.0 million increased by 1.5% annually beginning January 1, 2015 and continuing each January thereafter. The Company has accounted for this transaction as a secured financing.

Giant Center

In April 2014, the Company sold for \$7.5 million the 70,040 square foot Giant Center located in Milford Mill, Maryland and recognized a \$6.1 million gain. As of March 31, 2014, the carrying amounts of the associated assets and liabilities were \$0.5 million and \$0.1 million, respectively. There was no debt on the property.

726, 730 and 750 Glebe Road

In August 2014, the Company purchased for \$40.0 million, 750 N. Glebe Road and incurred acquisition costs of \$0.4 million. In December 2014, the Company purchased for \$2.8 million, 730 N. Glebe Road, and incurred acquisition costs of \$40,400. In September 2015, the Company purchased for \$4.0 million, 726 N. Glebe Road and incurred acquisition costs of \$56,700. These retail properties are contiguous and are located in Arlington, Virginia. Westview Pad

In February 2015, the Company purchased for \$0.9 million, including acquisition costs, a 1.1 acre retail pad site in Frederick, Maryland, which is contiguous with and an expansion of the Company's other Westview asset.

Allocation of Purchase Price of Real Estate Acquired

The Company allocates the purchase price of real estate investment properties to various components, such as land, buildings and intangibles related to in-place leases and customer relationships, based on their fair values. See Note 2. Summary of Significant Accounting Policies-Real Estate Investment Properties.

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During 2014, the Company purchased five properties at an aggregate cost of \$68.0 million, and incurred acquisition costs of \$0.9 million. The purchase prices were allocated to the assets acquired and liabilities assumed based on their fair value as shown in the following table.

(in thousands)	1580 Rockville Pike	1582 Rockville Pike	750 N. Glebe Road	730 N. Glebe Road	1584 Rockville Pike	Total
Land	\$9,600	\$9,742	\$38,224	\$2,683	\$5,798	\$66,048
Buildings	2,200	828	1,327	78	440	4,874
In-place Leases	513	849	449	39	249	2,099
Above Market Rent—	—	—	—	—	—	—
Below Market Rent(4,313)	(419)	—	—	(337)	(5,070)	
Total Purchase Price	\$8,000	\$11,000	\$40,000	\$2,800	\$6,150	\$67,950

4. Noncontrolling Interests - Holders of Convertible Limited Partnership Units in the Operating Partnership

As of September 30, 2015, the Saul Organization holds a 25.8% limited partnership interest in the Operating Partnership represented by approximately 7.3 million convertible limited partnership units. These units are convertible into shares of Saul Centers' common stock, at the option of the unit holder, on a one-for-one basis provided that, in accordance with the Saul Centers, Inc. Articles of Incorporation, the rights may not be exercised at any time that the Saul Organization beneficially owns, directly or indirectly, in the aggregate more than 39.9% of the value of the outstanding common stock and preferred stock of Saul Centers (the "Equity Securities"). As of September 30, 2015, approximately 965,000 units were convertible into shares of Saul Centers common stock.

The impact of the Saul Organization's approximately 25.8% limited partnership interest in the Operating Partnership is reflected as Noncontrolling Interests in the accompanying consolidated financial statements. Fully converted partnership units and diluted weighted average shares outstanding for the three months ended September 30, 2015 and 2014, were approximately 28.5 million and 28.1 million, respectively, and for the nine months ended September 30, 2015 and 2014, were approximately 28.4 million and 27.9 million, respectively.

5. Notes Payable, Revolving Credit Facility, Interest and Amortization of Deferred Debt Costs

The Company's outstanding debt totaled approximately \$869.4 million at September 30, 2015, of which approximately \$824.5 million was fixed-rate debt and approximately \$44.9 million was variable rate debt, including \$30.0 million outstanding on the Company's unsecured revolving credit facility. The carrying value of the properties collateralizing the notes payable totaled \$860.5 million as of September 30, 2015.

At September 30, 2015, the Company had a \$275.0 million unsecured revolving credit facility, which can be used for working capital, property acquisitions, development projects or letters of credit. The revolving credit facility matures on June 23, 2018, and may be extended by the Company for one additional year subject to the Company's satisfaction of certain conditions. Saul Centers and certain consolidated subsidiaries of the Operating Partnership have guaranteed the payment obligations of the Operating Partnership under the revolving credit facility. Letters of credit may be issued under the revolving credit facility. On September 30, 2015, based on the value of the Company's unencumbered properties, approximately \$244.6 million was available under the line, \$30.0 million was outstanding and approximately \$448,000 was committed for letters of credit. The interest rate under the facility is variable and equals the sum of one-month LIBOR and a margin that is based on the Company's leverage ratio, and which can range from 145 basis points to 200 basis points. As of September 30, 2015, the margin was 145 basis points.

At September 30, 2015, the Company had a \$71.6 million construction-to-permanent loan, with \$31.4 million outstanding, which is secured by and will be used to partially finance the construction of Park Van Ness.

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On March 3, 2015, the Company closed on a 15-year, non-recourse \$30.0 million mortgage loan secured by Shops at Fairfax and Boulevard. The loan matures in 2030, bears interest at a fixed rate of 3.69%, requires monthly principal and interest payments totaling \$153,300 based on a 25-year amortization schedule and requires a final payment of \$15.5 million at maturity. Proceeds were used to pay off the remaining balance of existing debt secured by Shops at Fairfax and Boulevard and to reduce outstanding borrowings under the revolving credit facility.

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On April 1, 2015, the Company closed on a 15-year, non-recourse \$16.0 million mortgage loan secured by Northrock. The loan matures in 2030, bears interest at a fixed rate of 3.99%, requires monthly principal and interest payments totaling \$84,400 based on a 25-year amortization schedule and requires a final payment of \$8.4 million at maturity. Proceeds were used to pay off the remaining balance of existing debt secured by Northrock.

Saul Centers is a guarantor of the revolving credit facility, of which the Operating Partnership is the borrower. The Operating Partnership is the guarantor of (a) a portion of the Metro Pike Center bank loan (approximately \$7.8 million of the \$14.9 million outstanding at September 30, 2015) and (b) the \$71.6 million Park Van Ness construction-to-permanent loan, which guarantee will be reduced and eventually eliminated subject to the achievement of certain leasing and cash flow levels. The fixed-rate notes payable are all non-recourse.

The Company accounts for the sale-leaseback of the Olney Center as a secured financing and, accordingly, the \$11.0 million proceeds from the sale are included in notes payable. Monthly payments of approximately \$60,400, which increase by 1.5% annually, are required under the lease and interest accrues at a fixed rate of 8.0%, which is the implicit rate under the lease. The purchaser has the right to sell the property to the Company at any time from and after April 2016 at a price equal to \$11.0 million increased by 1.5% annually beginning January 1, 2015 and continuing each January thereafter. The Company has an option to repurchase the property for \$14.6 million when the lease expires in April 2034.

At December 31, 2014, the Company's outstanding debt totaled approximately \$857.4 million, of which \$784.8 million was fixed rate debt and \$72.6 million was variable rate debt, including \$43.0 million outstanding on the Company's unsecured revolving credit facility. The carrying value of the properties collateralizing the notes payable totaled \$895.5 million as of December 31, 2014.

At September 30, 2015, the scheduled maturities of debt, including scheduled principal amortization, for years ending December 31, were as follows:

(In thousands)	Balloon Payments	Scheduled Principal Amortization	Total
October 1 through December 31, 2015	\$—	\$5,954	\$5,954
2016	14,724	24,413	39,137
2017	—	25,716	25,716
2018	57,748	(a) 25,902	83,650
2019	60,793	24,615	85,408
2020	61,163	21,893	83,056
Thereafter	418,770	127,712	546,482
	\$613,198	\$256,205	\$869,403

(a) Includes \$30.0 million outstanding under the line of credit.

Interest expense and amortization of deferred debt costs for the three and nine months ended September 30, 2015 and 2014, were as follows:

(In thousands)	Three Months Ended September 30,		Nine Months Ended September 30,	
	2015	2014	2015	2014
Interest incurred	\$11,489	\$11,415	\$34,287	\$33,998
Amortization of deferred debt costs	340	355	1,094	969
Capitalized interest	(600)	(186)	(1,393)	(430)
	\$11,229	\$11,584	\$33,988	\$34,537

6. Stockholders' Equity and Noncontrolling Interests

The consolidated statements of operations for the nine months ended September 30, 2015 and 2014, reflect noncontrolling interests of \$7.6 million and \$9.2 million, respectively, representing the Saul Organization's share of net income for each period.

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On February 12, 2013, the Company sold, in an underwritten public offering, 5.6 million depositary shares, each representing 1/100th of a share of 6.875% Series C Cumulative Redeemable Preferred Stock, and received net cash proceeds of approximately \$135.2 million. The depositary shares may be redeemed on or after February 12, 2018 at the Company's option, in whole or in part, at the \$25.00 liquidation preference plus accrued but unpaid dividends. The depositary shares pay an annual dividend of \$1.71875 per share, equivalent to 6.875% of the \$25.00 liquidation preference. The Series C preferred stock has no stated maturity, is not subject to any sinking fund or mandatory redemption and is not convertible into any other securities of the Company except in connection with certain changes of control or delisting events. Investors in the depositary shares generally have no voting rights, but will have limited voting rights if the Company fails to pay dividends for six or more quarters (whether or not declared or consecutive) and in certain other events. On November 12, 2014, the Company sold, in an underwritten public offering, 1.6 million depositary shares of Series C Stock and received net cash proceeds of approximately \$39.3 million (the "Additional Series C Stock"). The terms of Additional Series C Stock are identical to the Series C Stock. In December 2014, the Company used the proceeds from the offering of the Additional Series C Stock to redeem the remaining outstanding 8% Series A Cumulative Redeemable Preferred Stock.

7. Related Party Transactions

The Chairman and Chief Executive Officer, the President, the Executive Vice President-Chief Legal and Administrative Officer and the Senior Vice President-Chief Accounting Officer of the Company are also officers of various members of the Saul Organization and their management time is shared with the Saul Organization. Their annual compensation is fixed by the Compensation Committee of the Board of Directors, with the exception of the Senior Vice President-Chief Accounting Officer whose share of annual compensation allocated to the Company is determined by the shared services agreement (described below).

The Company participates in a multiemployer 401K plan with entities in the Saul Organization which covers those full-time employees who meet the requirements as specified in the plan. Company contributions, which are included in general and administrative expense or property operating expenses in the consolidated statements of operations, at the discretionary amount of up to six percent of the employee's cash compensation, subject to certain limits, were \$312,400 and \$281,800 for the nine months ended September 30, 2015 and 2014, respectively. All amounts deferred by employees and the Company are fully vested.

The Company also participates in a multiemployer nonqualified deferred compensation plan with entities in the Saul Organization which covers those full-time employees who meet the requirements as specified in the plan. According to the plan, which can be modified or discontinued at any time, participating employees defer 2% of their compensation in excess of a specified amount. For the nine months ended September 30, 2015 and 2014, the Company contributed \$103,300 and \$107,700, respectively, which is the sum of accrued earnings and three times the amount deferred by employees and is included in general and administrative expense. All amounts deferred by employees and the Company are fully vested. The cumulative unfunded liability under this plan was \$1.7 million and \$1.8 million, at September 30, 2015 and December 31, 2014, respectively, and is included in accounts payable, accrued expenses and other liabilities in the consolidated balance sheets.

The Company has entered into a shared services agreement (the "Agreement") with the Saul Organization that provides for the sharing of certain personnel and ancillary functions such as computer hardware, software, and support services and certain direct and indirect administrative personnel. The method for determining the cost of the shared services is provided for in the Agreement and is based upon head count, estimates of usage or estimates of time incurred, as applicable. The terms of the Agreement and the payments made thereunder are deemed reasonable by management and are reviewed annually by the Audit Committee of the Board of Directors, which consists entirely of independent directors. Billings by the Saul Organization for the Company's share of these ancillary costs and expenses for the nine months ended September 30, 2015 and 2014, which included rental expense for the Company's headquarters lease, totaled approximately \$5.9 million and \$5.5 million, respectively. The amounts are generally expensed as incurred and

are primarily reported as general and administrative expenses in the consolidated financial statements. As of September 30, 2015 and December 31, 2014, accounts payable, accrued expenses and other liabilities included approximately \$453,200 and \$543,000, respectively, representing amounts due to the Saul Organization for the Company's share of these ancillary costs and expenses.

The Company has entered into a shared third-party predevelopment cost agreement with the B. F. Saul Real Estate Investment Trust, a member of the Saul Organization (the "Predevelopment Agreement"). The Predevelopment Agreement, which expires on December 31, 2015, and which may be extended to December 31, 2016, relates to the sharing of third-party predevelopment costs incurred in connection with the planning of the future redevelopment of certain adjacent real estate assets in the Twinbrook area of Rockville, Maryland. The costs will be billed by the third-parties on a pro rata basis based on the acreage owned by each entity and neither party is obligated to advance funds to the other.

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The Company subleases its corporate headquarters space from a member of the Saul Organization. The lease commenced in March 2002, was extended in 2012 for five years, and provides for base rent increases of 3% per year, with payment of a pro-rata share of operating expenses over a base year amount. The Agreement requires each party to pay an allocation of total rental payments based on a percentage proportionate to the number of employees employed by each party. The Company's rent expense for its headquarters location was \$684,800 and \$630,000 for the nine months ended September 30, 2015 and 2014, respectively, and is included in general and administrative expense. The B. F. Saul Insurance Agency of Maryland, Inc., a subsidiary of the B. F. Saul Company and a member of the Saul Organization, is a general insurance agency that receives commissions and fees in connection with the Company's insurance program. Such commissions and fees amounted to \$295,000 and \$288,800 for the nine months ended September 30, 2015 and 2014, respectively.

Effective as of September 4, 2012, the Company entered into a consulting agreement with B. F. Saul III, a former president of the Company, whereby Mr. Saul III provided certain consulting services to the Company as an independent contractor and was paid at a rate of \$60,000 per month. The consulting agreement included certain noncompete, nonsolicitation and nondisclosure covenants, and expired in September 2014. For the nine months ended September 30, 2014, such consulting fees totaled \$495,000.

8. Stock Option Plans

The Company has established two stock incentive plans, the 1993 plan and the 2004 plan, as amended, (together, the "Plans"). Under the Plans, options were granted at an exercise price not less than the market value of the common stock on the date of grant and expire ten years from the date of grant. Officer options vest ratably over four years following the grant and are charged to expense using the straight-line method over the vesting period. Director options vest immediately and are charged to expense as of the date of grant.

The following table summarizes the amount and activity of each grant with outstanding unexercised options, the total value and variables used in the computation and the amount expensed and included in general and administrative expense in the Consolidated Statements of Operations for the nine months ended September 30, 2015.

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Stock options issued

	Directors								
Grant date	5/1/2006	4/27/2007	4/25/2008	4/24/2009	5/7/2010	5/13/2011	5/4/2012	5/10/2013	5/9/2014
Total grant	30,000	30,000	30,000	32,500	32,500	32,500	35,000	35,000	30,000
Vested	30,000	30,000	30,000	32,500	32,500	32,500	35,000	35,000	30,000
Exercised	15,000	2,500	2,500	22,500	12,500	12,500	12,500	10,000	2,500
Forfeited	2,500	7,500	7,500	—	2,500	2,500	—	—	—
Exercisable at September 30, 2015	12,500	20,000	20,000	10,000	17,500	17,500	22,500	25,000	27,500
Remaining unexercised	12,500	20,000	20,000	10,000	17,500	17,500	22,500	25,000	27,500
Exercise price	\$40.35	\$54.17	\$50.15	\$32.68	\$38.76	\$41.82	\$39.29	\$44.42	\$47.03
Volatility	0.206	0.225	0.237	0.344	0.369	0.358	0.348	0.333	0.175
Expected life (years)	9.0	8.0	7.0	6.0	5.0	5.0	5.0	5.0	5.0
Assumed yield	5.93	% 4.39	% 4.09	% 4.54	% 4.23	% 4.16	% 4.61	% 4.53	% 4.48
Risk-free rate	5.11	% 4.65	% 3.49	% 2.19	% 2.17	% 1.86	% 0.78	% 0.82	% 1.63
Total value at grant date	\$ 143,400	\$ 285,300	\$ 254,700	\$ 222,950	\$ 287,950	\$ 297,375	\$ 257,250	\$ 278,250	\$ 109,375
Expensed in previous years	143,400	285,300	254,700	222,950	287,950	297,375	257,250	278,250	109,375
Expensed in 2015	—	—	—	—	—	—	—	—	—
Future expense	—	—	—	—	—	—	—	—	—
	Officers								
Grant date	4/27/2007	5/13/2011	5/4/2012	5/10/2013	5/9/2014	5/8/2015	Subtotals		
Total grant	135,000	162,500	242,500	202,500	170,000	190,000	1,102,500		
Vested	67,500	118,750	81,875	91,250	42,500	—	401,875		
Exercised	14,097	57,504	38,750	21,875	625	—	132,851		
Forfeited	67,500	43,750	135,000	30,000	—	—	276,250		
Exercisable at September 30, 2015	53,403	61,246	43,125	69,375	41,875	—	269,024		
Remaining unexercised	53,403	61,246	68,750	150,625	169,375	190,000	693,399		
	\$54.17	\$41.82	\$39.29	\$44.42	\$47.03	\$51.07			

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Exercise price							
Volatility	0.233	0.330	0.315	0.304	0.306	0.298	
Expected life (years)	6.5	8.0	8.0	8.0	7.0	7.0	
Assumed yield	4.13	% 4.81	% 5.28	% 5.12	% 4.89	% 4.94	%
Risk-free rate	4.61	% 2.75	% 1.49	% 1.49	% 2.17	% 1.89	%
Gross value at grant date	\$ 1,339,200	\$ 1,366,625	\$ 1,518,050	\$ 1,401,300	\$ 1,349,800	\$ 1,584,600	\$ 8,559,575
Estimated forfeitures	62,000	367,937	889,690	280,468	168,749	141,780	1,910,624
Expensed in previous years	1,277,200	909,563	418,899	492,937	196,848	—	3,295,447
Expensed in 2015	—	89,125	117,819	201,825	221,454	150,295	780,518
Future expense	—	—	91,642	426,070	762,749	1,292,525	2,572,986
Weighted average term of remaining future expense (in years)			2.8				

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The table below summarizes the option activity for the nine months ended September 30, 2015:

	Number of Shares	Weighted Average Exercise Price per share	Aggregate Intrinsic Value
Outstanding at January 1	748,208	\$44.79	\$9,274,028
Granted	225,000	51.07	153,000
Exercised	(72,309)	) 42.71	1,041,624
Expired/Forfeited	—	—	
Outstanding September 30	900,899	46.53	4,881,029
Exercisable September 30	476,524	45.33	3,235,179

The intrinsic value measures the price difference between the options' exercise price and the closing share price quoted by the New York Stock Exchange as of the date of measurement. The intrinsic value for shares exercised during the period was calculated by using the closing share price on the date of exercise. At September 30, 2015, the closing share price of \$51.75 was lower than the exercise price of the 73,403 outstanding options granted in 2007, and, therefore, those options had no intrinsic value as of September 30, 2015. The weighted average remaining contractual life of the Company's outstanding and exercisable options is 7.2 years and 5.9 years, respectively.

9. Fair Value of Financial Instruments

The carrying values of cash and cash equivalents, accounts receivable, accounts payable and accrued expenses are reasonable estimates of their fair value. The aggregate fair value of the notes payable with fixed-rate payment terms was determined using Level 3 data in a discounted cash flow approach, which is based upon management's estimate of borrowing rates and loan terms currently available to the Company for fixed-rate financing and, assuming long-term interest rates of approximately 3.75% and 3.65%, would be approximately \$894.4 million and \$886.4 million, respectively, compared to the carrying value of \$824.5 million and \$784.8 million at September 30, 2015 and December 31, 2014, respectively. A change in any of the significant inputs may lead to a change in the Company's fair value measurement of its debt.

The Company carries its interest rate swap at fair value. The Company has determined the majority of the inputs used to value its derivatives fall within Level 2 of the fair value hierarchy with the exception of the impact of counter-party risk, which was determined using Level 3 inputs and is not significant. Derivative instruments are classified within Level 2 of the fair value hierarchy because their values are determined using third-party pricing models which contain inputs that are derived from observable market data. Where possible, the values produced by the pricing models are verified by market prices. Valuation models require a variety of inputs, including contractual terms, market prices, yield curves, credit spreads, measure of volatility, and correlations of such inputs. The swap agreement terminates on July 1, 2020. As of September 30, 2015, the fair value of the interest-rate swap was approximately \$3.6 million and is included in "Accounts payable, accrued expenses and other liabilities" in the consolidated balance sheets. The decrease in value from inception of the swap is reflected in "Other Comprehensive Income" in the Consolidated Statements of Comprehensive Income. Amounts recognized in earnings are included in Changes in Fair Value of Derivatives in the Consolidated Statements of Operations.

(In thousands)	Three Months Ended September 30,		Nine Months Ended September 30,	
	2015	2014	2015	2014
Change in fair value:				
Recognized in earnings	\$(6	) \$1	\$(12	) \$(6
Recognized in other comprehensive income	(561	) 374	(510	) (273
	\$(567	) \$375	\$(522	) \$(279

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Notes to Consolidated Financial Statements (Unaudited)

10. Commitments and Contingencies

Neither the Company nor the current portfolio properties are subject to any material litigation, nor, to management's knowledge, is any material litigation currently threatened against the Company, other than routine litigation and administrative proceedings arising in the ordinary course of business. Management believes that these items, individually or in the aggregate, will not have a material adverse impact on the Company or the current portfolio properties.

11. Business Segments

The Company has two reportable business segments: Shopping Centers and Mixed-Use Properties. The accounting policies of the segments are the same as those described in the summary of significant accounting policies (see Note 2). The Company evaluates performance based upon income and cash flows from real estate of the combined properties in each segment. All of our properties within each segment generate similar types of revenues and expenses related to tenant rent, reimbursements and operating expenses. Although services are provided to a range of tenants, the types of services provided to them are similar within each segment. The properties in each portfolio have similar economic characteristics and the nature of the products and services provided to our tenants and the method to distribute such services are consistent throughout the portfolio. Certain reclassifications have been made to prior year information to conform to the 2015 presentation.

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Notes to Consolidated Financial Statements (Unaudited)

(Dollars in thousands)	Shopping Centers	Mixed-Use Properties	Corporate and Other	Consolidated Totals
Three months ended September 30, 2015				
Real estate rental operations:				
Revenue	\$38,903	\$13,462	\$11	\$52,376
Expenses	(8,295)	(4,567)	—	(12,862)
Income from real estate	30,608	8,895	11	39,514
Interest expense and amortization of deferred debt costs	—	—	(11,229)	(11,229)
General and administrative	—	—	(3,802)	(3,802)
Acquisition related costs	(57)	—	—	(57)
Predevelopment expenses	(57)	—	—	(57)
Subtotal	30,494	8,895	(15,020)	24,369
Depreciation and amortization of deferred leasing costs	(7,779)	(3,352)	—	(11,131)
Change in fair value of derivatives	—	—	(6)	(6)
Net income (loss)	\$22,715	\$5,543	\$(15,026)	\$13,232
Capital investment	\$7,404	\$16,932	\$—	\$24,336
Total assets	\$941,421	\$340,983	\$14,546	\$1,296,950
Three months ended September 30, 2014				
Real estate rental operations:				
Revenue	\$37,506	\$13,066	\$23	\$50,595
Expenses	(8,088)	(3,992)	—	(12,080)
Income from real estate	29,418	9,074	23	38,515
Interest expense and amortization of deferred debt costs	—	—	(11,584)	(11,584)
General and administrative	—	—	(3,837)	(3,837)
Acquisition related costs	(359)	—	—	(359)
Subtotal	29,059	9,074	(15,398)	22,735
Depreciation and amortization of deferred leasing costs	(7,055)	(3,201)	—	(10,256)
Change in fair value of derivatives	—	—	1	1
Net income (loss)	\$22,004	\$5,873	\$(15,397)	\$12,480
Capital investment	\$31,541	\$6,026	\$—	\$37,567
Total assets	\$942,441	\$301,043	\$15,044	\$1,258,528

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Notes to Consolidated Financial Statements (Unaudited)

(Dollars in thousands)	Shopping Centers	Mixed-Use Properties	Corporate and Other	Consolidated Totals	
Nine months ended September 30, 2015					
Real estate rental operations:					
Revenue	\$116,567	\$39,571	\$37	\$156,175	
Expenses	(25,785	) (13,326	) —	(39,111	)
Income from real estate	90,782	26,245	37	117,064	
Interest expense and amortization of deferred debt costs	—	—	(33,988	) (33,988	)
General and administrative	—	—	(11,712	) (11,712	)
Acquisition related costs	(78	) —	—	(78	)
Predevelopment expenses	(57	) —	—	(57	)
Subtotal	90,647	26,245	(45,663	) 71,229	
Depreciation and amortization of deferred leasing costs	(22,633	) (9,749	) —	(32,382	)
Gain on sale of property	11	—	—	11	
Change in fair value of derivatives	—	—	(12	) (12	)
Net income (loss)	\$68,025	\$16,496	\$(45,675	) \$38,846	
Capital investment	\$12,883	\$37,030	\$—	\$49,913	
Total assets	\$941,421	\$340,983	\$14,546	\$1,296,950	
Nine months ended September 30, 2014					
Real estate rental operations:					
Revenue	\$116,381	\$39,389	\$58	\$155,828	
Expenses	(25,580	) (11,570	) —	(37,150	)
Income from real estate	90,801	27,819	58	118,678	
Interest expense and amortization of deferred debt costs	—	—	(34,537	) (34,537	)
General and administrative	—	—	(12,540	) (12,540	)
Acquisition related costs	(738	) —	—	(738	)
Predevelopment expenses	—	(503	) —	(503	)
Subtotal	90,063	27,316	(47,019	) 70,360	
Depreciation and amortization of deferred leasing costs	(20,863	) (9,882	) —	(30,745	)
Gain on sale of property	6,069	—	—	6,069	
Change in fair value of derivatives	—	—	(6	) (6	)
Net income (loss)	\$75,269	\$17,434	\$(47,025	) \$45,678	
Capital investment	\$55,865	\$14,047	\$—	\$69,912	
Total assets	\$942,441	\$301,043	\$15,044	\$1,258,528	

12. Subsequent Events

The Company has reviewed operating activities for the period subsequent to September 30, 2015, and prior to the date the financial statements are issued or are available to be issued, and determined there are no subsequent events required to be disclosed.

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Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations

This section should be read in conjunction with the consolidated financial statements of the Company and the accompanying notes in "Item 1. Financial Statements" of this report and the more detailed information contained in the Company's Form 10-K for the year ended December 31, 2014. Historical results and percentage relationships set forth in Item 1 and this section should not be taken as indicative of future operations of the Company. Capitalized terms used but not otherwise defined in this section have the meanings given to them in Item 1 of this Form 10-Q.

Forward-Looking Statements

This Form 10-Q contains forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. These statements are generally characterized by terms such as "believe," "expect" and "may."

Although the Company believes that the expectations reflected in such forward-looking statements are based upon reasonable assumptions, the Company's actual results could differ materially from those given in the forward-looking statements as a result of changes in factors which include, among others, the following:

- continuing risks related to the challenging domestic and global credit markets and their effect on discretionary spending;
- risks that the Company's tenants will not pay rent;
- risks related to the Company's reliance on shopping center "anchor" tenants and other significant tenants;
- risks related to the Company's substantial relationships with members of the Saul Organization;
- risks of financing, such as increases in interest rates, restrictions imposed by the Company's debt, the Company's ability to meet existing financial covenants and the Company's ability to consummate planned and additional financings on acceptable terms;
- risks related to the Company's development activities;
- risks that the Company's growth will be limited if the Company cannot obtain additional capital;
- risks that planned and additional acquisitions or redevelopments may not be consummated, or if they are consummated, that they will not perform as expected;
- risks generally incident to the ownership of real property, including adverse changes in economic conditions, changes in the investment climate for real estate, changes in real estate taxes and other operating expenses, adverse changes in governmental rules and fiscal policies, the relative illiquidity of real estate and environmental risks;
- risks related to the Company's status as a REIT for federal income tax purposes, such as the existence of complex regulations relating to the Company's status as a REIT, the effect of future changes in REIT requirements as a result of new legislation and the adverse consequences of the failure to qualify as a REIT; and
- such other risks as described in Part I, Item 1A of the Company's Form 10-K for the year ended December 31, 2014.

General

The following discussion is based primarily on the consolidated financial statements of the Company as of and for the three and nine months ended September 30, 2015.

Overview

The Company's principal business activity is the ownership, management and development of income-producing properties. The Company's long-term objectives are to increase cash flow from operations and to maximize capital appreciation of its real estate investments.

The Company's primary operating strategy is to focus on its community and neighborhood shopping center business and to operate its properties to achieve both cash flow growth and capital appreciation. Management believes there is potential for long-term growth in cash flow as existing leases for space in the Shopping Centers and Mixed-Use properties expire and are renewed, or newly-available or vacant space is leased. The Company intends to renegotiate leases where possible and seek new tenants for available space in order to optimize the mix of uses to improve foot traffic through the Shopping Centers. As leases expire, management expects to revise rental rates, lease terms and conditions, relocate existing tenants, reconfigure tenant spaces and introduce new tenants with the goals of increasing occupancy, improving overall retail sales, and ultimately increasing cash flow as economic conditions improve. In those circumstances in which leases are not otherwise expiring, or in

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connection with renovations or relocations, management selectively attempts to increase cash flow through a variety of means, including recapturing leases with below market rents and re-leasing at market rates, as well as replacing financially troubled tenants. When possible, management also will seek to include scheduled increases in base rent, as well as percentage rental provisions, in its leases.

The following table sets forth average annualized base rent per square foot and average annualized effective rent per square foot for the Company's Commercial properties (all properties except for the Clarendon Center apartments). For purposes of this table, annualized effective rent is annualized base rent minus amortized tenant improvements and amortized leasing commissions.

	Nine months ended September 30,				
	2015	2014	2013	2012	2011
Base rent	\$18.47	\$18.06	\$17.72	\$17.05	\$15.39
Effective rent	\$16.78	\$16.41	\$15.83	\$15.46	\$14.07

The Company's redevelopment and renovation objective is to selectively and opportunistically redevelop and renovate its properties, by replacing leases that have below market rents with strong, traffic-generating anchor stores such as supermarkets and drug stores, as well as other desirable local, regional and national tenants. The Company's strategy remains focused on continuing the operating performance and internal growth of its existing Shopping Centers, while enhancing this growth with selective retail redevelopments and renovations.

The Company continues to develop Park Van Ness, a 271-unit residential project with approximately 9,000 square feet of street-level retail, below street-level structured parking, and amenities including a community room, landscaped courtyards, a fitness room and a rooftop pool and deck. Construction is projected to be completed late in the first quarter of 2016. When complete, the structure will comprise 11 levels, five of which on the east side will be below street level. Because of the change in grade from the street eastward to Rock Creek Park, apartments on all 11 levels will have park or city views. Structural concrete work has been completed. Exterior precast, masonry, glass, unit interior framing and drywall are nearing completion. Apartment fixtures are being installed and building common area finishes are in progress. The total cost of the project, excluding predevelopment expense and land, which the Company has owned, is expected to be approximately \$93.0 million, a portion of which will be financed with a \$71.6 million construction-to-permanent loan. Costs incurred through September 30, 2015, total approximately \$63.5 million, of which \$31.4 million has been financed by the loan.

The Company's tenants were further impacted by winter weather, as heavy snowfall in the Mid-Atlantic states during the first quarters of 2015 and 2014 hindered the ability of customers to shop. The cost of removing snow from the Company's properties during the three months ended March 31, 2015 and 2014, was approximately \$1.6 million and \$2.0 million, respectively, approximately 60% of which will be or has been billed to tenants.

During the most recent downturn in the national real estate market, which began in 2008, the effects on the office and retail markets in the metropolitan Washington, D.C. area initially were less severe than in many other areas of the country. Even though economic conditions in the local economies, where the majority of the Company's properties are located, have improved over recent years, issues facing the Federal government relating to spending cuts and budget policies have resulted in continued elevated vacancy rates in many sub-markets, thus pressuring rental rate growth. While overall consumer confidence appears to have improved, retailers continue to be cautious about new store openings. The Company's overall leasing percentage, on a comparative same property basis, which excludes the impact of properties not in operation for the entirety of the comparable periods, was 94.8% at September 30, 2015, unchanged from September 30, 2014.

The Company maintains a ratio of total debt to total asset value of under 50%, which allows the Company to obtain additional secured borrowings if necessary. As of September 30, 2015, amortizing fixed-rate debt with staggered maturities from 2018 to 2034 represented approximately 94.8% of the Company's notes payable, thus minimizing refinancing risk in any given year. As of September 30, 2015, the Company's variable-rate debt consisted of a \$14.9 million bank term loan secured by Metro Pike Center and \$30.0 million outstanding under the revolving credit facility. As of September 30, 2015, the Company has availability of approximately \$244.6 million under its \$275.0 million unsecured revolving line of credit.

Although it is management's present intention to concentrate future acquisition and development activities on community and neighborhood shopping centers and Mixed-Use Properties in the Washington, DC/Baltimore metropolitan area and the southeastern region of the United States, the Company may, in the future, also acquire other types of real estate in other areas of the country as opportunities present themselves. While the Company may diversify in terms of property locations, size and

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market, the Company does not set any limit on the amount or percentage of Company assets that may be invested in any one property or any one geographic area.

Critical Accounting Policies

The Company's financial statements are prepared in accordance with accounting principles generally accepted in the United States ("GAAP"), which requires management to make certain estimates and assumptions that affect the reporting of financial position and results of operations. If judgment or interpretation of the facts and circumstances relating to various transactions had been different, it is possible that different accounting policies would have been applied resulting in a different presentation of the financial statements. The Company has identified the following policies that, due to estimates and assumptions inherent in these policies, involve a relatively high degree of judgment and complexity.

Real Estate Investments

Real estate investment properties are stated at historic cost less depreciation. Although the Company intends to own its real estate investment properties over a long term, from time to time it will evaluate its market position, market conditions, and other factors and may elect to sell properties that do not conform to the Company's investment profile. Management believes that the Company's real estate assets have generally appreciated in value since their acquisition or development and, accordingly, the aggregate current value exceeds their aggregate net book value and also exceeds the value of the Company's liabilities as reported in the financial statements. Because the financial statements are prepared in conformity with GAAP, they do not report the current value of the Company's real estate investment properties.

The Company purchases real estate investment properties from time to time and records assets acquired and liabilities assumed, including land, buildings, and intangibles related to in-place leases and customer relationships, based on their fair values. The fair value of buildings generally is determined as if the buildings were vacant upon acquisition and subsequently leased at market rental rates and considers the present value of all cash flows expected to be generated by the property including an initial lease up period. The Company determines the fair value of above and below market intangibles associated with in-place leases by assessing the net effective rent and remaining term of the in-place lease relative to market terms for similar leases at acquisition taking into consideration the remaining contractual lease period, renewal periods, and the likelihood of the tenant exercising its renewal options. The fair value of below market lease intangibles is recorded as deferred income and accreted as additional lease revenue over the remaining contractual lease period and any renewal option periods included in the valuation analysis. The fair value of above market lease intangibles is recorded as a deferred asset and amortized as a reduction of revenue over the remaining contractual lease term. The Company determines the fair value of at-market in-place leases considering the cost of acquiring similar leases, the foregone rents associated with the lease-up period and carrying costs associated with the lease-up period. Intangible assets associated with at-market in-place leases are amortized as additional expense over the remaining contractual lease term. To the extent customer relationship intangibles are present in an acquisition, the fair value of the intangibles are amortized over the life of the customer relationship. If there is an event or change in circumstance that indicates a potential impairment in the value of a real estate investment property, the Company prepares an analysis to determine whether the carrying value of the real estate investment property exceeds its estimated fair value. The Company considers both quantitative and qualitative factors including recurring operating losses, significant decreases in occupancy, and significant adverse changes in legal factors and business climate. If impairment indicators are present, the Company compares the projected cash flows of the property over its remaining useful life, on an undiscounted basis, to the carrying value of that property. The Company assesses its undiscounted projected cash flows based upon estimated capitalization rates, historic operating results and market conditions that may affect the property. If the carrying value is greater than the undiscounted projected cash flows, the Company would recognize an impairment loss equivalent to an amount required to adjust the carrying amount to its then estimated fair value. The fair value of any property is sensitive to the actual results of any of the aforementioned estimated factors, either individually or taken as a whole. Should the actual results differ from management's projections, the valuation could be negatively or positively affected.

When incurred, the Company capitalizes the cost of improvements that extend the useful life of property and equipment. All repair and maintenance expenditures are expensed when incurred. Leasehold improvements

expenditures are capitalized when certain criteria are met, including when we supervise construction and will own the improvement. Tenant improvements that we own are depreciated over the life of the respective lease or the estimated useful life of the improvements, whichever is shorter.

Interest, real estate taxes, development-related salary costs and other carrying costs are capitalized on projects under construction. Upon substantial completion of construction and the placement of assets into service, rental income, direct operating expenses, and depreciation associated with such properties are included in current operations and capitalization of interest ceases. Commercial development projects are substantially complete and available for occupancy upon completion of tenant improvements, but no later than one year from the cessation of major construction activity. Residential development

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projects are considered substantially complete and available for occupancy upon receipt of the certificate of occupancy from the appropriate licensing authority. Substantially completed portions of a project are accounted for as separate projects. Depreciation is calculated using the straight-line method and estimated useful lives generally between 35 and 50 years for base buildings, or a shorter period if management determines that the building has a shorter useful life, and up to 20 years for certain other improvements.

Deferred Leasing Costs

Certain initial direct costs incurred by the Company in negotiating and consummating successful Commercial leases are capitalized and amortized over the initial base term of the leases. Deferred leasing costs consist of commissions paid to third-party leasing agents as well as internal direct costs such as employee compensation and payroll-related fringe benefits directly related to time spent performing successful leasing-related activities. Such activities include evaluating prospective tenants' financial condition, evaluating and recording guarantees, collateral and other security arrangements, negotiating lease terms, preparing lease documents and closing transactions. In addition, deferred leasing costs include amounts attributed to in-place leases associated with acquired properties.

Revenue Recognition

Rental and interest income is accrued as earned except when doubt exists as to collectability, in which case the accrual is discontinued. Recognition of rental income commences when control of the space has been given to the tenant. When rental payments due under leases vary from a straight-line basis because of free rent periods or scheduled rent increases, income is recognized on a straight-line basis. Expense recoveries represent a portion of property operating expenses billed to tenants, including common area maintenance, real estate taxes and other recoverable costs. Expense recoveries are recognized in the period in which the expenses are incurred. Rental income based on a tenant's revenue, known as percentage rent, is recognized when a tenant reports sales that exceed a breakpoint specified in the lease agreement.

Allowance for Doubtful Accounts - Current and Deferred Receivables

Accounts receivable primarily represent amounts accrued and unpaid from tenants in accordance with the terms of the respective leases, subject to the Company's revenue recognition policy. Receivables are reviewed monthly and reserves are established with a charge to current period operations when, in the opinion of management, collection of the receivable is doubtful. In addition to rents due currently, accounts receivable include amounts representing minimum rental income accrued on a straight-line basis to be paid by tenants over the remaining term of their respective leases. Reserves are established with a charge to income for tenants whose rent payment history or financial condition casts doubt upon the tenant's ability to perform under its lease obligations.

Legal Contingencies

The Company is subject to various legal proceedings and claims that arise in the ordinary course of business, which are generally covered by insurance. While the resolution of these matters cannot be predicted with certainty, the Company believes the final outcome of current matters will not have a material adverse effect on its financial position or the results of operations. Once it has been determined that a loss is probable to occur, the estimated amount of the loss is recorded in the financial statements. Both the amount of the loss and the point at which its occurrence is considered probable can be difficult to determine.

Results of Operations

Same property revenue and same property operating income are non-GAAP financial measures of performance and improve the comparability of these measures by excluding the results of properties which were not in operation for the entirety of the comparable reporting periods.

We define same property revenue as total revenue minus the sum of interest income and revenue of properties not in operation for the entirety of the comparable reporting periods, and we define same property operating income as net income plus the sum of interest expense and amortization of deferred debt costs, depreciation and amortization, general and administrative expense, loss on the early extinguishment of debt (if any), predevelopment expense and acquisition related costs, minus the sum of interest income, the change in the fair value of derivatives, gains on property dispositions (if any) and the results of properties which were not in operation for the entirety of the

comparable periods.

Other REITs may use different methodologies for calculating same property revenue and same property operating income. Accordingly, our same property revenue and same property operating income may not be comparable to those of other REITs.

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Same property revenue and same property operating income are used by management to evaluate and compare the operating performance of our properties, and to determine trends in earnings, because these measures are not affected by the cost of our funding, the impact of depreciation and amortization expenses, gains or losses from the acquisition and sale of operating real estate assets, general and administrative expenses or other gains and losses that relate to ownership of our properties. We believe the exclusion of these items from revenue and operating income is useful because the resulting measures capture the actual revenue generated and actual expenses incurred by operating our properties.

Same property revenue and same property operating income are measures of the operating performance of our properties but do not measure our performance as a whole. Such measures are therefore not substitutes for total revenue, net income or operating income as computed in accordance with GAAP.

The tables below provide reconciliations of total revenue and operating income under GAAP to same property revenue and operating income for the indicated periods. The same property results include 49 Shopping Centers and six Mixed-Use properties, one of which is held for sale, for each period.

Same property revenue

(in thousands)	Three months ended September 30,		Nine months ended September 30,	
	2015	2014	2015	2014
Total revenue	\$52,376	\$50,595	\$156,175	\$155,828
Less: Interest income	(11)	(23)	(37)	(58)
Less: Acquisitions, dispositions and development properties	(591)	(367)	(1,916)	(832)
Total same property revenue	\$51,774	\$50,205	\$154,222	\$154,938
Shopping centers	\$38,311	\$37,139	\$114,651	\$115,549
Mixed-Use properties	13,463	13,066	39,571	39,389
Total same property revenue	\$51,774	\$50,205	\$154,222	\$154,938

The \$1.6 million increase in same property revenue for the 2015 quarter compared to the 2014 quarter was primarily due to (a) a \$0.29 per square foot increase in base rent (\$0.6 million), (b) a 45,485 square foot increase in average leased space (\$0.2 million), (c) an increase in expense recoveries (\$0.4 million) and (d) an increase in other revenue of (\$0.4 million).

The \$0.7 million decrease in same property revenue for the nine months ended September 30, 2015 compared to the nine months ended September 30, 2014 is due primarily to (a) a bankruptcy settlement and collection in 2014 (\$1.6 million) and (b) the net impact of a lease termination in 2014 (\$1.0 million), partially offset by (c) a 51,821 square foot increase in average leased space (\$0.7 million), (d) a \$0.08 per square foot increase in base rent (\$0.5 million) and (e) a \$0.4 million increase in real estate tax recovery income.

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Same property operating income

	Three Months Ended September 30,		Nine Months Ended September 30,	
(In thousands)	2015	2014	2015	2014
Net income	\$13,232	\$12,480	\$38,846	\$45,678
Add: Interest expense and amortization of deferred debt costs	11,229	11,584	33,988	34,537
Add: Depreciation and amortization of deferred leasing costs	11,131	10,256	32,382	30,745
Add: General and administrative	3,802	3,837	11,712	12,540
Add: Predevelopment expenses	57	—	57	503
Add: Acquisition related costs	57	359	78	738
Add: Change in fair value of derivatives	6	(1	) 12	6
Less: Gains on property dispositions	—	—	(11	) (6,069
Less: Interest income	(11	) (23	) (37	) (58
Property operating income	39,503	38,492	117,027	118,620
Less: Acquisitions, dispositions & development property	517	326	1,698	688
Total same property operating income	\$38,986	\$38,166	\$115,329	\$117,932
Shopping centers	\$30,091	\$29,092	\$89,084	\$90,113
Mixed-Use properties	8,895	9,074	26,245	27,819
Total same property operating income	\$38,986	\$38,166	\$115,329	\$117,932

Same property operating income increased \$0.8 million for the 2015 quarter compared to the 2014 quarter due primarily to (a) a \$0.29 per square foot increase in base rent (\$0.6 million), (b) a 45,485 square foot increase in average leased space (\$0.2 million) and (c) an increase in other revenue of (\$0.4 million) partially offset by (d) higher provisions for credit losses (\$0.5 million).

Same property operating income decreased \$2.6 million for the nine months ended September 30, 2015 compared to the nine months ended September 30, 2014 due primarily to (a) the net impact of a lease termination in 2014 (\$1.0 million), (b) the impact of a bankruptcy settlement and collection in 2014 (\$1.6 million), (c) higher real estate tax expense, the majority of which is not recoverable, (\$0.6 million), (d) higher provisions for credit losses (\$0.8 million) and (e) higher repairs and maintenance expense in the mixed-use portfolio, the majority of which is not recoverable (\$0.3 million) partially offset by (f) a 51,821 square foot increase in average leased space (\$0.7 million) and (g) a \$0.08 per square foot increase in base rent (\$0.5 million).

Three months ended September 30, 2015 compared to the three months ended September 30, 2014

Revenue

	Three months ended September 30,		2014 to 2015 Change		
(Dollars in thousands)	2015	2014	Amount	Percent	
Base rent	\$42,431	\$41,452	\$979	2.4	%
Expense recoveries	8,181	7,734	447	5.8	%
Percentage rent	157	187	(30	) (16.0	)%
Other	1,607	1,222	385	31.5	%
Total revenue	\$52,376	\$50,595	\$1,781	3.5	%

Base rent includes \$582,800 and \$568,900 for the three months ended September 30, 2015 and 2014, respectively, to recognize base rent on a straight-line basis. In addition, base rent includes \$446,000 and \$466,800, for the three months ended September 30, 2015 and 2014, respectively, to recognize income from the amortization of in-place leases acquired in connection with purchased real estate investment properties.

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Total revenue increased 3.5% in the three months ended September 30, 2015 (“2015 Quarter”) compared to the three months ended September 30, 2014 (“2014 Quarter”) primarily due to (a) an increase in other revenue, primarily due to termination fees (\$0.4 million), (b) a 53,766 square foot increase in average leased space (\$0.2 million) and (c) a \$0.35 per square foot increase in base rent (\$0.8 million).

Operating Expenses

(Dollars in thousands)	Three months ended September 30,		2014 to 2015 Change		
	2015	2014	Amount	Percent	
Property operating expenses	\$6,308	\$6,316	\$(8)	(0.1)	)%
Provision for credit losses	621	170	451	265.3	%
Real estate taxes	5,933	5,594	339	6.1	%
Interest expense and amortization of deferred debt costs	11,229	11,584	(355)	(3.1)	)%
Depreciation and amortization of deferred leasing costs	11,131	10,256	875	8.5	%
General and administrative	3,802	3,837	(35)	(0.9)	)%
Acquisition related costs	57	359	(302)	(84.1)	)%
Predevelopment expenses	57	—	57	NA	
Total operating expenses	\$39,138	\$38,116	\$1,022	2.7	%

Total operating expenses increased 2.7% in the 2015 Quarter compared to the 2014 Quarter.

Provision for credit losses. The provision for credit losses for the 2015 Quarter represents 1.19% of the Company’s revenue, an increase from 0.34% for the 2014 Quarter. The increase is due primarily to a rent dispute with an office tenant that is currently in litigation.

Real estate taxes. Real estate taxes increased 6.1% in the 2015 Quarter compared to the 2014 Quarter primarily due to increases in the mixed-use portfolio.

Depreciation and amortization of deferred leasing costs. The increase in depreciation and amortization to \$11.1 million in the 2015 Quarter from \$10.3 million in the 2014 Quarter was primarily due to (a) increased depreciation resulting from new assets and tenant improvements installed throughout the portfolio net of reduced depreciation as a result of assets becoming fully depreciated (\$0.3 million), (b) depreciation expense on buildings acquired in 2014 (\$0.1 million) and (c) additional depreciation expense as a result of the reduction of the estimated remaining useful life of two buildings at Germantown to six months effective May 1, 2015 (\$0.4 million).

Acquisition related costs. Acquisition related costs incurred in the 2015 Quarter related to the Company’s acquisition of 726 N. Glebe Road. Acquisition related costs incurred in the 2014 Quarter related to the Company’s acquisition of 750 N. Glebe Road.

Predevelopment expenses. Predevelopment expenses incurred in the 2015 Quarter related to lease termination costs in connection with the repositioning of the Germantown Shopping Center.

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Nine months ended September 30, 2015 compared to the nine months ended September 30, 2014

Revenue

(Dollars in thousands)	Nine Months Ended September 30,		2014 to 2015 Change		
	2015	2014	Amount	Percent	
Base rent	\$125,786	\$123,053	\$2,733	2.2	%
Expense recoveries	24,710	24,348	362		